

SUITE G701

3550 PARKWOOD BLVD SUITE G701 FRISCO, TEXAS 75034

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN, LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE CITY INSPECTORS.
- THE CONTRACTOR SHALL GIVE ALL NOTICES, AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER FACILITIES, AND OTHER SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- CONTRACTOR TO SUPPLY REQUIRED SPRINKLER PLANS TO BE APPROVED BY LOCAL FIRE MARSHAL, OWNER'S INSURANCE COMPANY, TENANT'S INSURANCE COMPANY, ARCHITECT, AND THE ENGINEER OF RECORD. CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES REQUIRED TO EXECUTE THE WORK.
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL CODES AND ORDINANCES OF ALL AGENCIES THAT HAVE JURISDICTION OVER THIS PROJECT.
- DRAININGS AND SPECIFICATIONS REPRESENT FINISHED TENANT OFFICE SPACE. THEY DO NOT INDICATE METHOD OF ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCHEDULING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE PROJECT SHALL BE CONDUCTED BY THE ARCHITECT OR OWNER. INCLUDE INSPECTION OF THE ABOVE ITEMS.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE IS TO BE PRESURE TREATED UNMANAGED.
- THE CONTRACTOR SHALL NOT STORE MATERIALS, STAGE CONSTRUCTION OPERATIONS FROM NOR GAIN ACCESS TO THE CONSTRUCTION SITE OVER ADJACENT PROPERTIES UNLESS SPECIFIC WRITTEN PERMISSION IS RECEIVED. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR RESTORATION OF ADJACENT PROPERTIES AND RIGHT OF WAY TO ORIGINAL CONDITIONS.

ARCHITECTURAL INDEX			
DATE	SHEET #	SHEET TITLE	
04/11/2025	A0.0	COVER SHEET	
04/11/2025	A2.1	ARCH. & ELEC. DEVICE PLAN	

CODE COMPLIANCE DATA

APPLICABLE CODES:
 2021 INTERNATIONAL BUILDING CODE WITH CITY OF FRISCO AMENDMENTS
 2021 INTERNATIONAL PLUMBING CODE WITH CITY OF FRISCO AMENDMENTS
 2021 MECHANICAL CODE WITH CITY OF FRISCO AMENDMENTS
 2022 NATIONAL ELECTRICAL CODE WITH CITY OF FRISCO AMENDMENTS
 2022 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70: NATIONAL FIRE ALARM AND SIGNALING CODE WITH CITY OF FRISCO AMENDMENTS
 2021 INTERNATIONAL FIRE & GAS CODE WITH CITY OF FRISCO AMENDMENTS
 2012 TEXAS ACCESSIBILITY STANDARDS

OCCUPANCY CLASSIFICATIONS:	BUSINESS - GROUP B
NUMBER OF FLOORS:	ONE
CONSTRUCTION TYPE:	I-1B
USABLE SQUARE FOOTAGE:	LEASE SPACE 1680 SQFT.
OCCUPANT LOAD CALCULATIONS: 150 S.F. PER OCCUPANT:	MEDICAL 12

PARKING CALCULATIONS:
 SHARED ON SITE
 (1) ONE SPACE PER 200 GROSS PARKING PROVIDED & ACCESSIBLE SPACES PROVIDED 1 FULLY SPRINKLERED AUTOMATIC FIRE EXTINGUISHING SYSTEM
 FIRE EXTINGUISHING SYSTEMS:
 FULLY SPRINKLERED AUTOMATIC FIRE EXTINGUISHING SYSTEM
 FIRE EXTINGUISHERS PER FIRE MARSHAL.

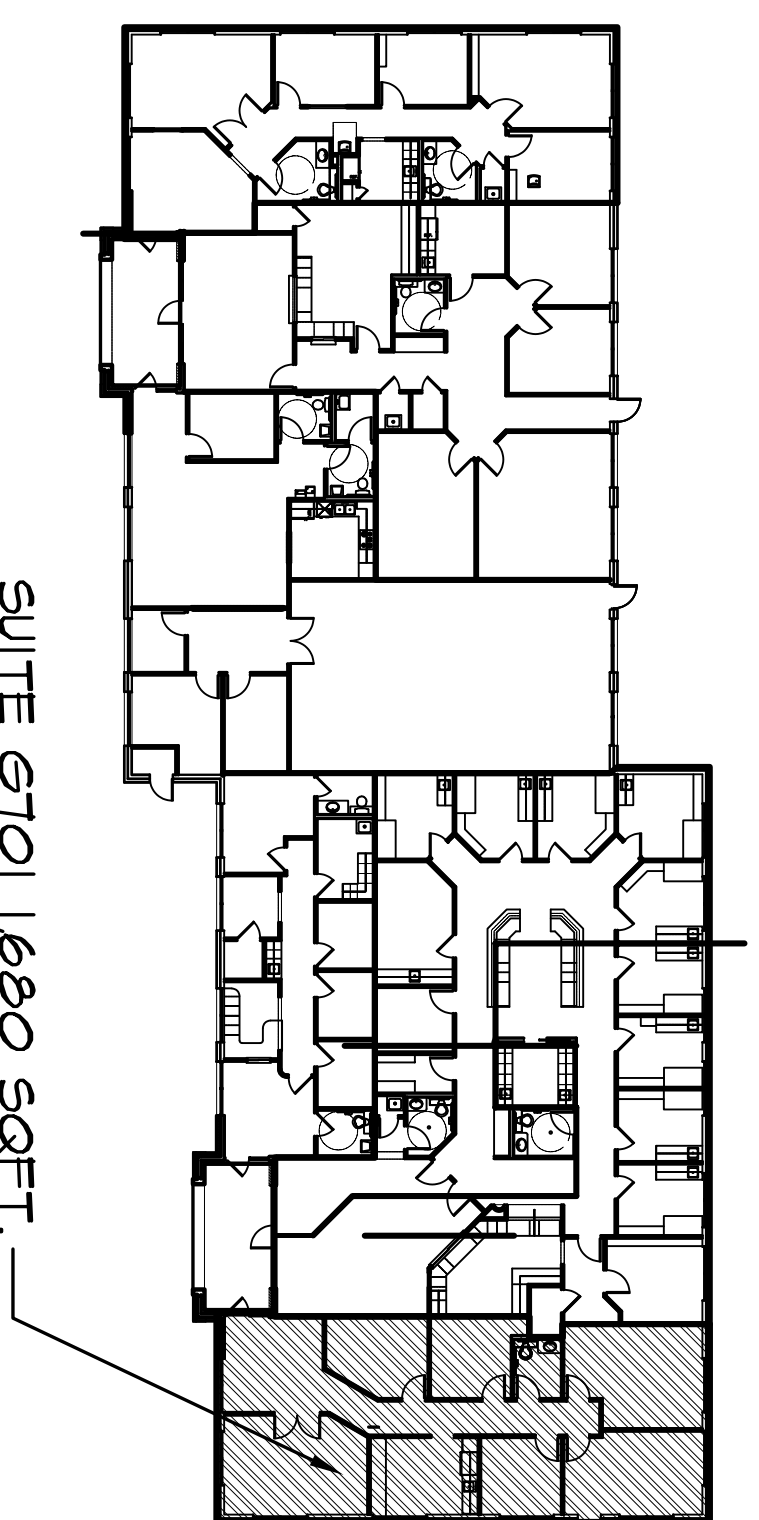
PROJECT TEAM

ARCHITECT
Rawls Culver Architects, LP
 901 N. McDonald St., Suite 203
 McKinney, Texas 75069
 PH 972-529-9790
 CONTACT: Ed Rawls

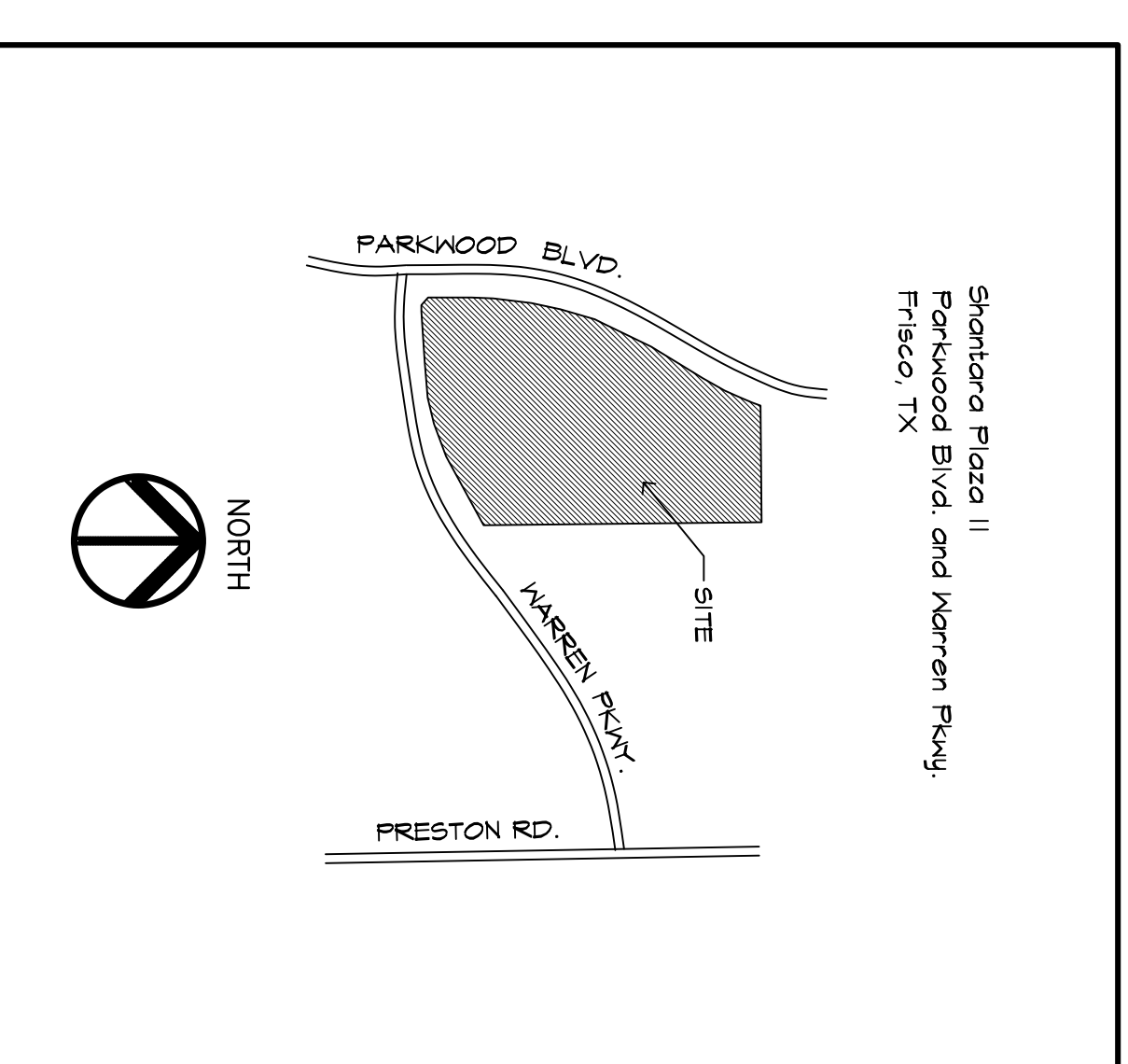
SYMBOLS

- ① GRID IDENTIFICATION
- ▲ BUILDING AND WALL SECTION
- [100] ROOM NAME AND IDENTIFICATION
- ▲ EXTERIOR / INTERIOR
- ▲▲▲▲ DETAIL/ELEVATION
- DETAIL-PLAN / SECTION
- ELEVATION MARKER
- ① DOOR NUMBER
- Ⓐ WINDOW / STOREFRONT NUMBER
- ◇ WALL TYPE
- ☁ REVISION INDICATOR
- XXX-1 ROOM FINISHES
- XX-5 SEE ROOM FINISH SCHEDULE
- ① EQUIPMENT

TENANT LOCATION



VICINITY MAP



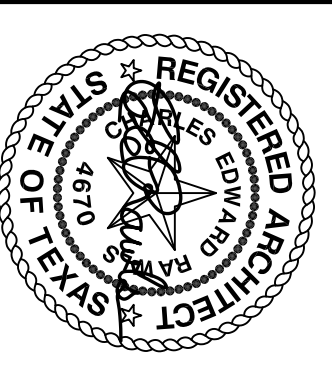
"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION" APRIL 11, 2025.

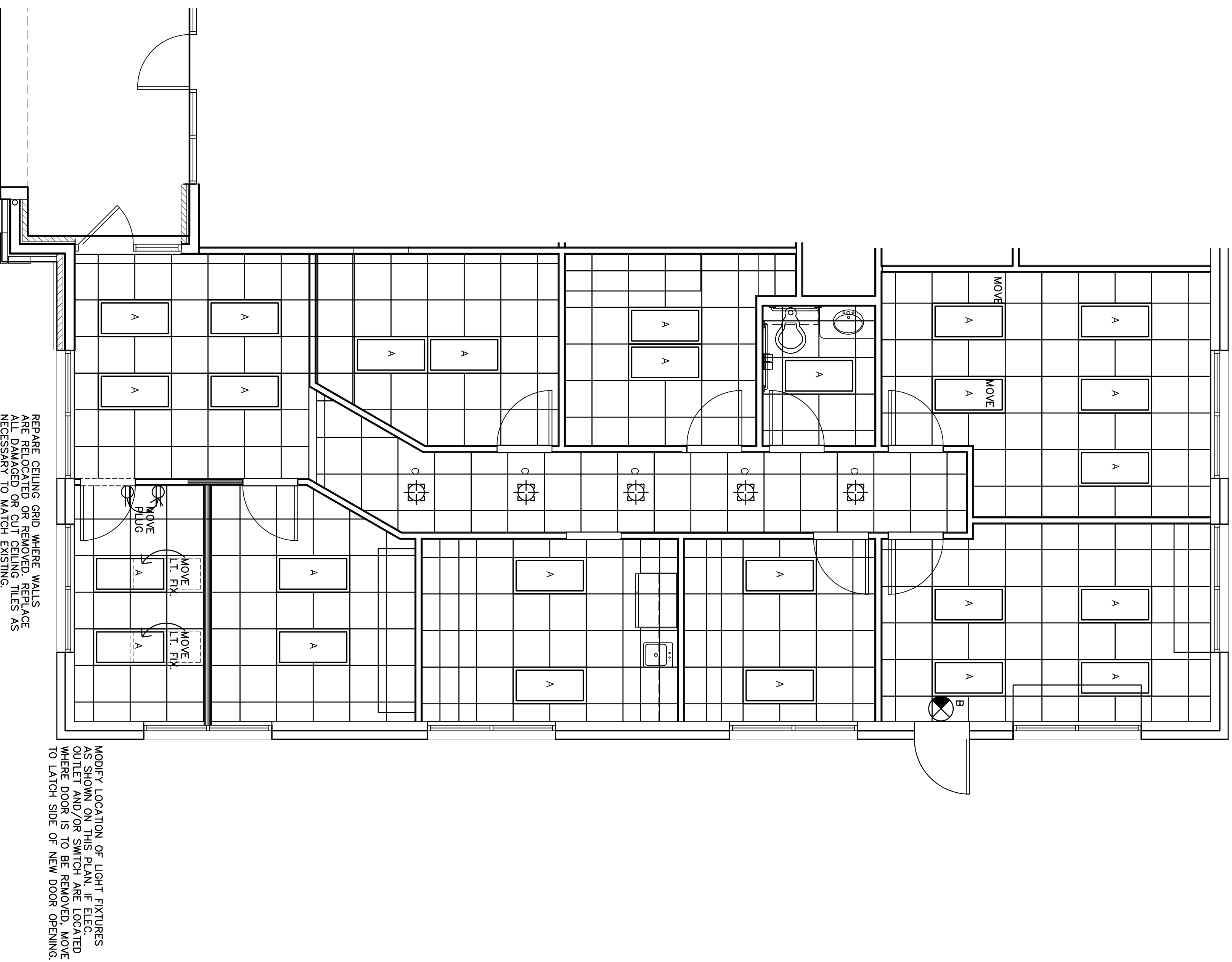
Job No.: 25014
 Date: 04/11/2025
 Revision:
 Sheet Title: COVER SHEET
 Drawn By: ER
 Sheet Number: A0.0

ALTERATIONS FOR
SUITE G701
 3550 PARKWOOD BLVD SUITE G701 FRISCO, TX 75034

rawls·culver
 ARCHITECTS, LP

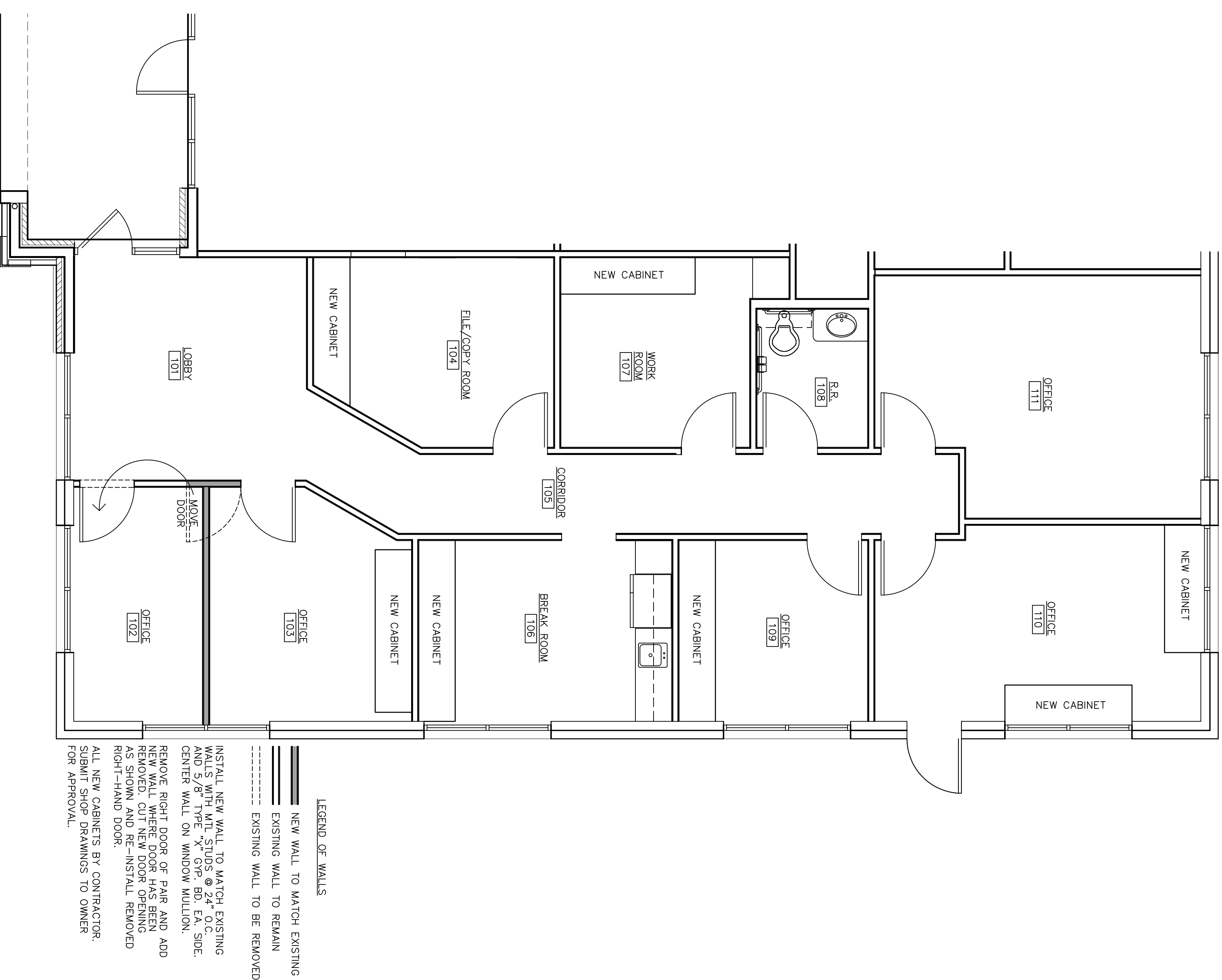
901 N. McDonald St.
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02 - ELECTRICAL DEVICE PLAN

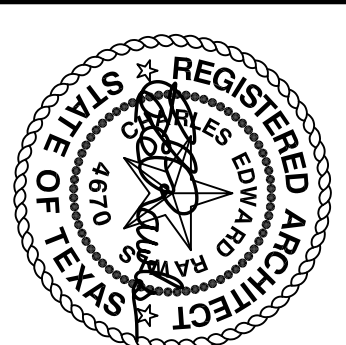
SCALE: 1/4" = 1'-0"



01 - ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION" APRIL 11, 2025.

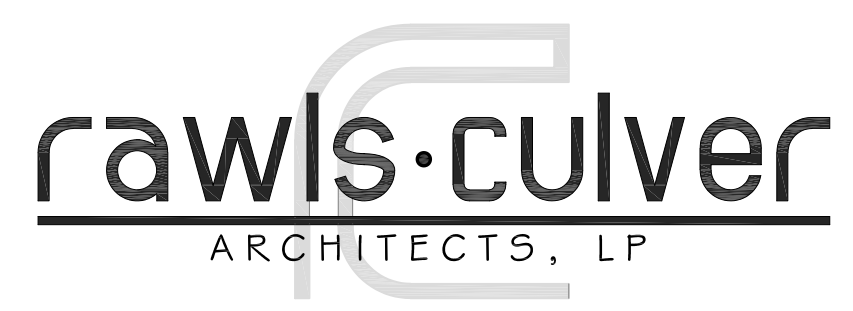


Date: 04/11/2025
 Revision:
 Sheet Title:
 ARCH. +
 ELEC. DEVICE
 FLOOR PLAN
 Drawn By: ER
 Sheet Number:

A.2.1

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